

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- January 15, 2021
VIRTUAL MEETING

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARDS WEBSITE: WWW.CHICAGO.GOV/ZBA.

Approval of the minutes from the December 18, 2020 regular meeting of the Zoning Board of Appeals ("Board").

Approval of the agenda for the January 15, 2021 regular meeting of the Board.

9:00 A.M.

1-21-S	ZONING DISTRICT: B3-2	WARD: 47
APPLICANT:	R & G Collective Inc.	
OWNER:	Damen Bldg, LLC	
PREMISES AFFECTED:	4633 N. Damen Avenue	
SUBJECT:	Application for a special use to establish a body art service.	

2-21-S	ZONING DISTRICT: B1-3	WARD: 43
APPLICANT:	Scotfree Chicago, LLC	
OWNER:	Crilly Retail, LLC	
PREMISES AFFECTED:	1710 N. Wells Street	
SUBJECT:	Application for a special use to establish a hair salon.	

3-21-S	ZONING DISTRICT: B3-2	WARD:26
APPLICANT:	Francisco's Barber Shop Inc.	
OWNER:	Ramon A. Souchet	
PREMISES AFFECTED:	3214 W. North Avenue	
SUBJECT:	Application for a special use to establish a barber shop.	

4-21-S	ZONING DISTRICT: B1-1	WARD: 4
APPLICANT:	Meesha B Luxury Nail Lounge	
OWNER:	Accurate Property, LLC	
PREMISES AFFECTED:	646 E. 43rd Street	
SUBJECT:	Application for a special use to establish a nail salon.	

5-21-Z	ZONING DISTRICT: RT-4	WARD: 27
APPLICANT:	Greg Milsik	
OWNER:	Icon Broadway, LLC	
PREMISES AFFECTED:	2658 W. Maypole Avenue	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 2,000 square feet to 1,998.75 square feet for a proposed two-story, two dwelling unit building with two unenclosed parking spaces on-site.	
6-21-Z	ZONING DISTRICT: RT-4	WARD: 25
APPLICANT:	Greg Milsik	
OWNER:	Icon Broadway, LLC	
PREMISES AFFECTED:	1017 W. 16th Street	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 8,000 square feet to 7,929 square feet for a proposed four-story, eight dwelling unit building with roof deck, trash enclosure, eight open parking spaces inside and rear and two new driveways from 16th Street.	
7-21-Z	ZONING DISTRICT: RT-4	WARD: 25
APPLICANT:	Greg Milsik	
OWNER:	Icon Broadway, LLC	
PREMISES AFFECTED:	1017 W. 16th Street	
SUBJECT:	Application for a variation to reduce the west side setback from the required 7.97' to zero (east to be zero), the minimum required setback from the front building line front roof top elements exceeding the maximum building height from 20' to 8.5' for a proposed four-story, eight dwelling unit building with roof deck, trash enclosure, eight open parking spaces inside and rear and two new driveways from 16th Street.	
8-21-Z	ZONING DISTRICT: RT-4	WARD: 25
APPLICANT:	Greg Milsik	
OWNER:	Icon Broadway, LLC	
PREMISES AFFECTED:	1017 W. 16th Street	
SUBJECT:	Application for a variation to relocate the required 520 square feet of rear yard open space to a proposed roof deck that will serve a proposed four-story, eight dwelling unit building with roof deck, trash enclosure, eight open parking spaces in the side and rear and two new driveways from 16 th Street.	
9-21-Z	ZONING DISTRICT: RT-4	WARD: 25
APPLICANT:	Greg Milsik	
OWNER:	Broadway Icon, LLC	
PREMISES AFFECTED:	1017 W. 16th Street	
SUBJECT:	Application for a variation to increase the building height from the maximum 38' to 40' for a proposed four-story, eight dwelling unit building with roof deck, trash enclosure, eight open parking spaces inside and rear and two new driveways from 16th Street.	

10-21-Z	ZONING DISTRICT: RT-4	WARD: 25
APPLICANT:	Greg Milsk	
OWNER:	Icon Broadway, LLC	
PREMISES AFFECTED:	1017 W. 16th Street	
SUBJECT:	Application for a variation to permit direct access to off-street parking when alley access is prevented by a utility pole for a proposed four-story, eight dwelling unit building with a roof deck, trash enclosure, eight open side and rear parking spaces and two new driveways from W. 16 th Street.	
 11-21-S	 ZONING DISTRICT: B3-2	 WARD: 43
APPLICANT:	ARC 4, LLC	
OWNER:	Megara Properties, LLC	
PREMISES AFFECTED:	2735 N. Lincoln Avenue	
SUBJECT:	Application for a special use to establish a barber shop.	
 12-21-S	 ZONING DISTRICT: M1-2	 WARD: 25
APPLICANT:	Chicago Egret Badminton, LLC	
OWNER:	1930 W. 17th, LLC	
PREMISES AFFECTED:	1936 W. 17th Street	
SUBJECT:	Application for a special use to establish a badminton (sports and recreation participant) facility.	
 13-21-Z	 ZONING DISTRICT: RM-5	 WARD: 12
APPLICANT:	Cloud Property Management, LLC 2459 Series	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2459 S. Washtenaw Avenue	
SUBJECT:	Application for a variation to reduce the on-site parking by two spaces for an existing three-story, three dwelling unit building to be converted to a five dwelling unit building with one on-site parking space.	
 14-21-S	 ZONING DISTRICT: B3-1	 WARD: 35
APPLICANT:	Consignment Lounge, LLC	
OWNER:	3520 W. Diversey, LLC	
PREMISES AFFECTED:	3520 W. Diversey Avenue	
SUBJECT:	Application for a special use to establish a tavern on the ground floor and non-public accessory storage in the basement of an existing two-story mixed use building.	
 15-21-S	 ZONING DISTRICT: C1-2	 WARD: 26
APPLICANT:	PH Chicago, LLC-2610 W Chicago	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2606 W. Chicago Avenue	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building with an open elevated bridge to access the roof deck of the detached six-car garage.	

16-21-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: C1-2 PH Chicago, LLC- 2610 W. Chicago Same as applicant 2606 W. Chicago Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 2' for a proposed three-story, six dwelling unit building with an open elevated bridge to access the roof deck of the detached six car garage.	WARD: 26
17-21-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: C1-2 PH Chicago-LLC-2610 W. Chicago Same as applicant 2612 W. Chicago Avenue Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building with an open elevated bridge to access the roof deck of the detached six-car garage.	WARD: 26
18-21-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: C1-2 PH Chicago, LLC 2610 Chicago Same as applicant 2612 W. Chicago Avenue Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 2' for a proposed three-story, six dwelling unit building with an open elevated bridge to access the roof deck on the detached six-car garage.	WARD: 26
19-21-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: C1-2 PH Chicago, LLC-2610 W Chicago Same as applicant 2614 W. Chicago Avenue Application for a special use to establish residential use below the second floor for a proposed three-story, three dwelling unit building with an open elevated bridge to access the roof deck on the detached three-car garage.	WARD: 26
20-21-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: C1-2 PH Chicago, LLC 2610 W Chicago Same as applicant 2614 W. Chicago Avenue Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 2' for a proposed three-story, three dwelling unit building with an open elevated bridge to access the roof deck of the detached three car garage.	WARD: 26

21-21-Z	ZONING DISTRICT: RM-4.5	WARD: 29
APPLICANT:	Daniel Breslin	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6221-35 W. Wabansia / 1655 N. Merrimac Avenue	
SUBJECT:	Application for a variation to reduce the off-street parking requirement from two spaces to zero to increase a two-story multi-unit building from eight dwelling units to ten dwelling units.	
22-21-S	ZONING DISTRICT: B3-2	WARD: 43
APPLICANT:	Paradise 1, LLC	
OWNER:	2038 Halsted, LLC	
PREMISES AFFECTED:	2038 N. Halsted Street	
SUBJECT:	Application for a special use to establish a massage establishment on the first floor of an existing two-story building.	
23-21-S	ZONING DISTRICT: B3-1	WARD: 26
APPLICANT:	3238 W. Armitage, Inc.	
OWNER:	Ana Laboy	
PREMISES AFFECTED:	3238 W. Armitage Avenue	
SUBJECT:	Application for a special use to establish a hair salon.	
24-21-Z	ZONING DISTRICT: RT-3.5	WARD: 32
APPLICANT:	James R, Nelson	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1541 W. George Street	
SUBJECT:	Application for a variation to relocate the required 203.17 square feet of rear yard open space onto the roof of an existing two-car garage for a proposed new rear patio with side stairs and new unenclosed access stairs and walkway to the garage roof deck at the rear of the existing two-story, single family residence.	
25-21-Z	ZONING DISTRICT: RM-5	WARD: 44
APPLICANT:	Buckingham 825, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	825 W. Buckingham Place	
SUBJECT:	Application for a variation to reduce the rear setback from the required 37.29' to 24.33' for a proposed four-story, three- dwelling unit building, roof top deck with a pergola and two stairway enclosures, detached three-car garage with a roof top deck and pergola and with and a three-story porch with stairs connecting the principal building to the garage roof top.	

26-21-S	ZONING DISTRICT: B1-2	WARD: 43
APPLICANT:	Halsted 2215, LLC	
OWNER:	2215 Halsted Glascott FLP	
PREMISES AFFECTED:	2215 N. Halsted Street	
SUBJECT:	Application for a special use to establish residential use below the second floor of a proposed four-story, eight dwelling unit building with roof top deck with pergolas, attached four car garage with underground parking and rooftop deck with pergolas, 6' wood fence and 6' masonry wall.	
27-21-Z	ZONING DISTRICT: B1-2	WARD: 43
APPLICANT:	Halsted 2215, LLC	
OWNER:	2215 Halsted Glascott FLP	
PREMISES AFFECTED:	2215 N. Halsted Street	
SUBJECT:	Application for a variation to reduce the north side setback from the required 5' to zero, rear setback from 30' to 3.08' for a proposed four-story, eight-dwelling unit building with roof top deck with pergolas, attached four car garage with eight underground parking spaces and rooftop deck with pergolas, 6' wood fence and 6' masonry wall.	
28-21-Z	ZONING DISTRICT: B1-2	WARD: 43
APPLICANT:	2215, LLC	
OWNER:	2215 Halsted Glascott FLP	
PREMISES AFFECTED:	2215 N. Halsted Street	
SUBJECT:	Application for a variation to increase the building height from the maximum 45' to 47' for a proposed four-story, eight-dwelling unit building, roof top deck with pergolas, attached four car garage with eight underground parking spaces and roof top pergolas, 6' wood fence and 6' masonry wall.	
29-21-Z	ZONING DISTRICT: RM-6	WARD: 46
APPLICANT:	712-20 W. Grace Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	712-20 W. Grace Avenue	
SUBJECT:	Application for a variation to reduce the required number of required off-street parking spaces from thirty-eight to thirty-four for the conversion of an existing three-story, thirty-four dwelling unit building to a thirty-eight dwelling unit building by adding units to the basement.	
30-21-Z	ZONING DISTRICT: B3-2	WARD:44
APPLICANT:	Chicago 3700 Clark, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3700 N. Clark Street	
SUBJECT:	Application for a variation to reduce the required off-street parking from one stall to zero to allow a dwelling unit located with the second and third floor on an existing three-story building.	

31-21-S	ZONING DISTRICT: B3-1	WARD: 31
APPLICANT:	Navaja Barber Club, Inc.	
OWNER:	Brian Concepcion	
PREMISES AFFECTED:	5210 W. Belmont Avenue 1st Floor	
SUBJECT:	Application for a special use to establish a hair salon.	
32-21-Z	ZONING DISTRICT: RT-4	WARD: 22
APPLICANT:	Erasmio Salazar	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2324 S. Homan Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 14.96' to 0.48, north side setback from 2' to 0.24' (south to be 3.42'), combined side setback from 5' to 3.66' for a proposed second floor addition and a two-story ear addition to the existing single family residence being converted to a two dwelling unit building.	
33-21-S	ZONING DISTRICT: M1-1	WARD: 24
APPLICANT:	Govind Associates, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3501-05 W. Roosevelt / 1200-14 S. St. Louis Avenue	
SUBJECT:	Application for a special use to establish a one-lane drive through to serve a proposed fast food restaurant.	
34-21-Z	ZONING DISTRICT: RS-3	WARD: 35
APPLICANT:	Chicago Transit Authority	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3401 W. Barry Avenue	
SUBJECT:	Application for a variation to exceed the floor area ratio from .9 to .97 for a proposed two-story building (minor utilities and services).	
35-21-Z	ZONING DISTRICT: RS-3	WARD: 35
APPLICANT:	Chicago Transit Authority	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3401 W. Barry Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 12.30' to zero, rear setback from 23.06' to zero, east and west side setbacks from 15.75' to zero for a proposed two story building (minor utilities and service building).	
36-21-Z	ZONING DISTRICT: RS-3	WARD: 35
APPLICANT:	Chicago Transit Authority	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3401 W. Barry Avenue	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 225 square feet to zero for a proposed two-story building (minor utilities and service).	

37-21-S **ZONING DISTRICT:** PMD-9 **WARD:** 28
APPLICANT: Canna B Growth, LLC
OWNER: Charles Hall
PREMISES AFFECTED: 4411 W. Carroll Street
SUBJECT: Application for a special use to establish a cannabis craft grower.

38-21-S **ZONING DISTRICT:** PMD-9 **WARD:**28
APPLICANT: Canna B Growth, LLC
OWNER: Charles Hall
PREMISES AFFECTED: 4411 W. Carroll Street
SUBJECT: Application for a special use to establish a cannabis processor facility.

39-21-S	ZONING DISTRICT: C2-3	WARD: 32
APPLICANT:	PC AU 2, LLC	
OWNER:	Logan Square Lofts, LLC	
PREMISES AFFECTED:	2551 N. Milwaukee Avenue	
SUBJECT:	Application for a special use to establish an adult use cannabis dispensary.	

40-21-S	ZONING DISTRICT: C2-2	WARD: 47
APPLICANT:	Gentle Ventures, LLC dba Dispensary 33	
OWNER:	5001 Clark Properties	
PREMISES AFFECTED:	5001-09 N. Clark Street	
SUBJECT:	Application for a special use to expand an existing medical cannabis dispensary.	

41-21-S	ZONING DISTRICT: C2-2	WARD:47
APPLICANT:	Gentle Ventures, LLC dba Dispensary 33	
OWNER:	5001 N. Clark Properties	
PREMISES AFFECTED:	5001-09 N. Clark Street	
SUBJECT:	Application for a special use to expand an existing adult use cannabis dispensary.	

CONTINUANCES

404-20-S **ZONING DISTRICT:** PMD-4A **WARD:** 27
APPLICANT: Public Building Commission of Chicago
OWNER: City of Chicago
PREMISES AFFECTED: 2555 W. Grand Avenue
SUBJECT: Application for a special use to establish a major utilities and services.

